



# Fiscal Year 2026 Budget Presentation

JUNE 25, 2025|

ELLEN BUCHANAN, DIRECTOR & JIL DUNN, BUSINESS/PROJECT MANAGER



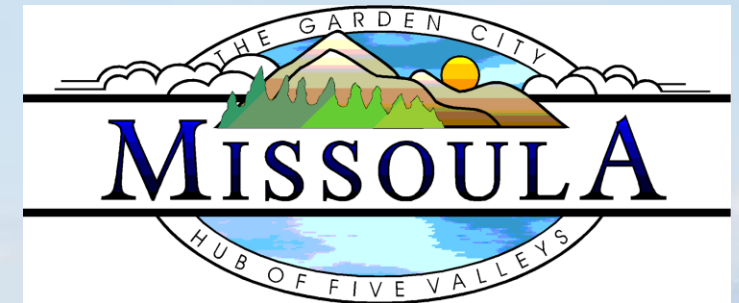
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Created in 1978, the MRA operates in accordance with state law to revitalize Missoula's Urban Renewal Districts (URD). MRA partners with public and private entities to help improve economic vitality, create jobs and encourage investment in the Districts. MRA invests in public improvements like parks, trails, streets and sidewalks.

# City of Missoula Strategic Goals

MRA staff ensures that TIF projects align with the City of Missoula 2024-2026 Strategic Goals:

- Community Safety, Health And Well-being
- Community Design And Livability
- Economic Health
- Organizational Excellence And Resilience



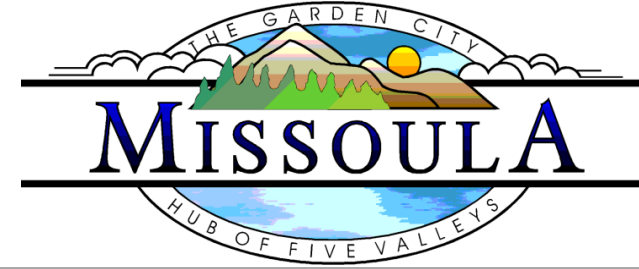
And considers decisions through 3 lenses:

Climate & Resilience | Equity | Housing



# MRA Staff

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**Ellen Buchanan**, Director

**Annie Gorski**, Deputy Director

**Annette Marchesseault**, Senior Project Manager

**Michael Hicks**, Redevelopment Project Manager

**Jil Dunn**, Business/Project Manager

**Ashley Warren**, Communications Specialist III

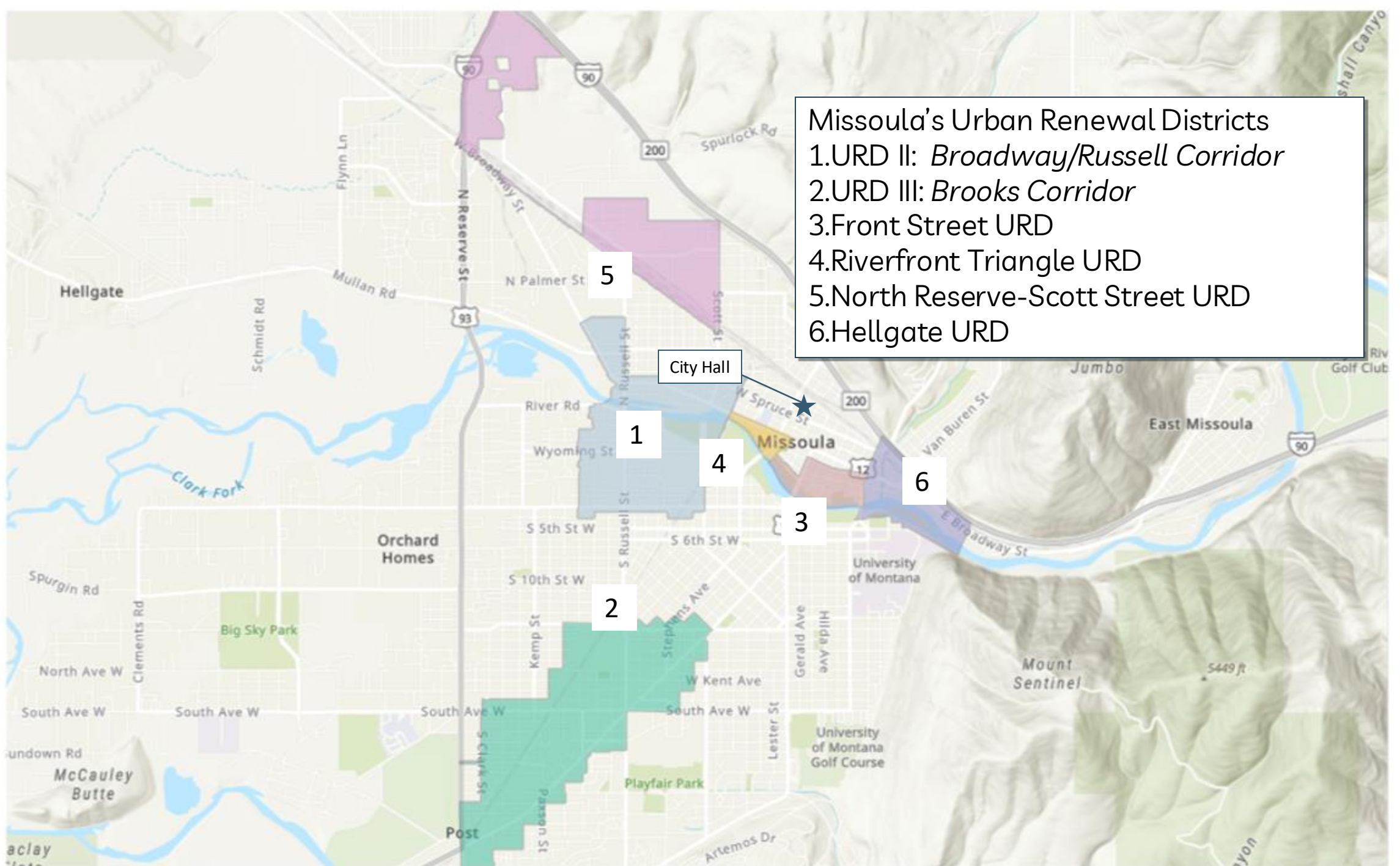
**Lesley Pugh**, Administrative Specialist III





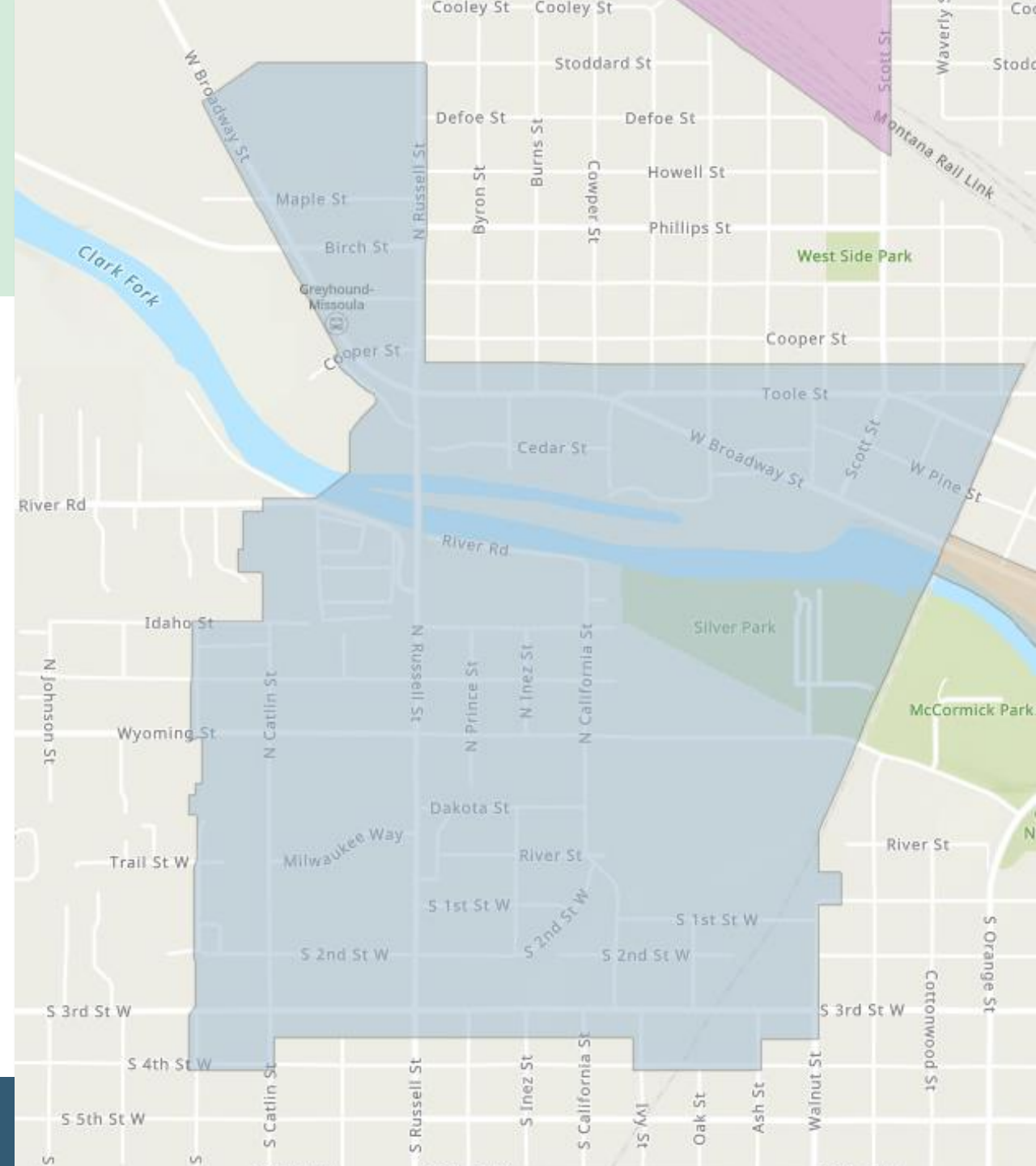
## Missoula's Urban Renewal Districts

- 1.URD II: *Broadway/Russell Corridor*
- 2.URD III: *Brooks Corridor*
- 3.Front Street URD
- 4.Riverfront Triangle URD
- 5.North Reserve-Scott Street URD
- 6.Hellgate URD



# Urban Renewal District (URD) II

- **FY25 Estimated Carry Over:** \$4,849,882
- **Revenue:** \$ 5,574,056
- **Debt Service:** \$1,376,215
- **Bonded Projects:** Old Sawmill District Lease Buyout, Brownfields Remediation, Safeway/City Shops, Silver Park/Wyoming Street/MRL Trestle, Intermountain Site, Bridge Apartments Acquisition
- **Total FY 26 Funds:** \$9,047,723
- **Committed Projects:** \$6,599,222
- **Projected FY26 Uncommitted Balance:** \$4,279,270
- **Bonding Capacity (4/10/25):** \$15.5 Million
- **Sunset Date:** June 30, 2031



# URD II- 9 Year Exit Strategy Priority Projects

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Sidewalk  
Network  
Buildout

Water Main  
Network  
Buildout

MRL Trestle  
Trail

W. Broadway  
River Corridor

Strategic  
Land  
Purchases

Bitterroot  
Trail  
Lighting

Civic Stadium  
Infrastructure  
Improvements



# URD II Example Projects: 9 Year Exit Strategy



**Project:** Sidewalks and Water mains



**TIF:** \$2,531,583



**Strategic Plan Goals Met:**



**- Community Safety, Health, and Well-Being**





# URD II Example Projects: 9 Year Exit Strategy



**Project:** MRL Trestle Trail



**TIF:** \$3.5 Million (estimate)



**Strategic Plan Goals Met:**



**- Community Safety, Health, and Well-Being**



**Project:** W. Broadway River Corridor



**TIF:** \$360,000 for planning, design, and engineering



**Strategic Plan Goals Met:**



**- Community Safety, Health, and Well-Being**  
**- Community Design and Livability**

# URD II Example Projects: Underway



**Project:** Trailfront Properties,  
114 South Garfield, 8 units



**TIF:** \$257,233



**Strategic Plan Goals Met:**



**- Community Design &  
Livability**



# URD II Example Projects: Underway



**Project:** Opportunity Place, 24 Units



**TIF:** \$929,566

**Workforce Housing:** \$1,563,170



**Strategic Plan Goals Met:**



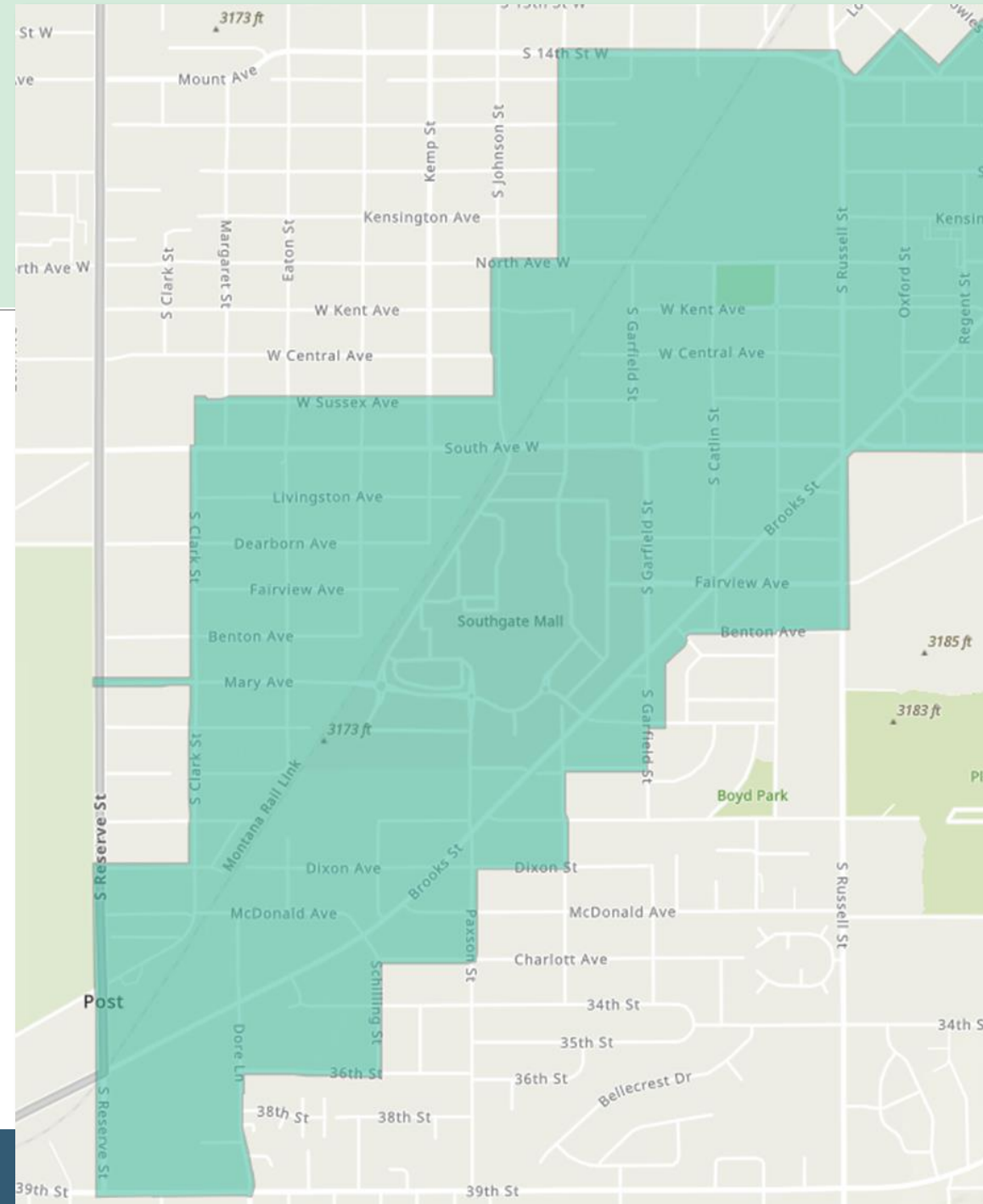
- Community Design & Livability
- Community Safety, Health & Well-being

Opportunity Place



# Urban Renewal District (URD) III

- **FY25 Estimated Carry Over:** \$5,480,534
- **Revenue:** \$8,001,683
- **Debt Service:** \$1,284,277
- **Bonded Projects:** South Reserve Pedestrian Bridge, Mary Ave, MRL Property Purchase
- **Total FY 26 Funds:** \$12,197,939
- **Committed Funds:** \$7,336,543
- **Projected FY26 Uncommitted Balance:** \$5,965,165
- **Bonding Capacity (4/10/25):** \$44.7 Million
- **Sunset Date:** June 30, 2040





# URD III Example Projects: Committed



**Project:** Water Network



**TIF:** \$561,913



**Strategic Plan Goals Met:**



- Community Design & Livability
- Community Safety, Health & Well-being



# URD III Example Projects: Underway



**Project:** North MRL Triangle  
Redevelopment Plan



**TIF:** \$265,413



**Strategic Plan Goals Met:**



- Community Design & Livability
- Community Safety, Health & Well-being



# URD III Example Projects: Planning Completed



**Project:** Transform Brooks –  
Connect Midtown



**RAISE Grant** \$847,000; **TIF and  
MUTD Funding** \$109,197



**Strategic Plan Goals Met:**



- **Economic Health**
- **Community Safety, Health &  
Well-being**



Brooks Street in Midtown Missoula





# URD III Example Projects: Completed



**Project:** Kent Ave.  
Greenway



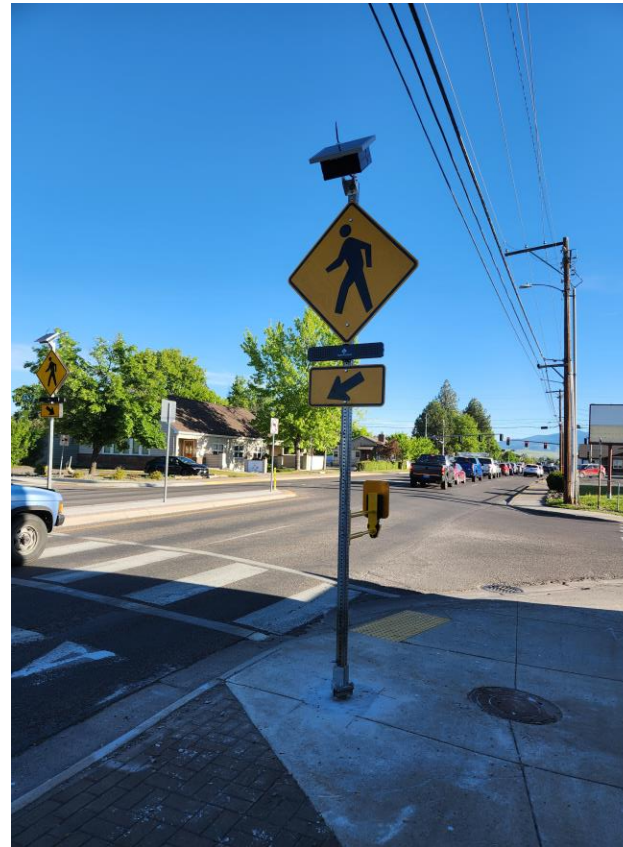
**TIF:** \$28,005



**Strategic Plan Goals  
Met:**



- Community Design & Livability
- Community Safety, Health & Well-being





# URD III Example Projects: Underway



**Project:** Bitterroot Trail Lighting



**TIF:** \$1,209,600 (URD II TIF: \$211,091)



**Strategic Plan Goals Met:**



- Community Design & Livability
- Community Safety, Health & Well-being



# Front Street Urban Renewal District (URD)

- **FY25 Estimated Carry Over:** \$2,476,110
- **Revenue:** \$ 2,471,563
- **Debt Service:** \$879,539
- **Bonded Projects:** First Interstate Bank, Park Place, ROAM Public Parking, Merc Hotel, AC Hotel
- **Total FY26 Funds:** \$4,068,134
- **Committed Funds:** \$1,534,838
- **Projected FY26 Uncommitted Balance:** \$2,303,130
- **Bonding Capacity (4/10/25):** \$15.1 Million
- **Sunset Date:** June 30, 2046

# Front Street URD Example Projects: Committed



**Project:** 318-322 Levasseur,  
23 Units



**TIF:** \$605,042



**Strategic Plan Goals Met:**



- Community Design & Livability
- Economic Health





# Front Street URD Example Projects: Proposed



**Project:** Recreational Ribbon,  
Caras Park



**TIF:** \$150,000 (estimated)



**Strategic Plan Goals Met:**



- Community Safety, Health and Well-being
- Community Design & Livability





# Front Street URD Example Projects: **Committed**



**Project:** Downtown SAM: Front St., Main St., Higgins Ave, and Trail Connectivity



**TIF:** \$1M TIF Match for \$24.5M RAISE Grant



**Strategic Plan Goals Met:**



- Community Design & Livability
- Community Safety, Health & Well-being
- Economic Health

Intersection of Front St, Main St, and Orange St



\*Funding would be split between three URDs – Front Street, Riverfront Triangle & Hellgate

# Front Street URD Example Projects: Complete



**Project:** Caras Park ADA River Access



**TIF:** \$100,00



**Strategic Plan Goals Met:**



- Community Design & Livability
- Economic Health





# Front Street URD Example Projects: **Committed**



**Project:** Former Library Block  
Redevelopment Plan



**TIF:** \$32,825



**Strategic Plan Goals Met:**

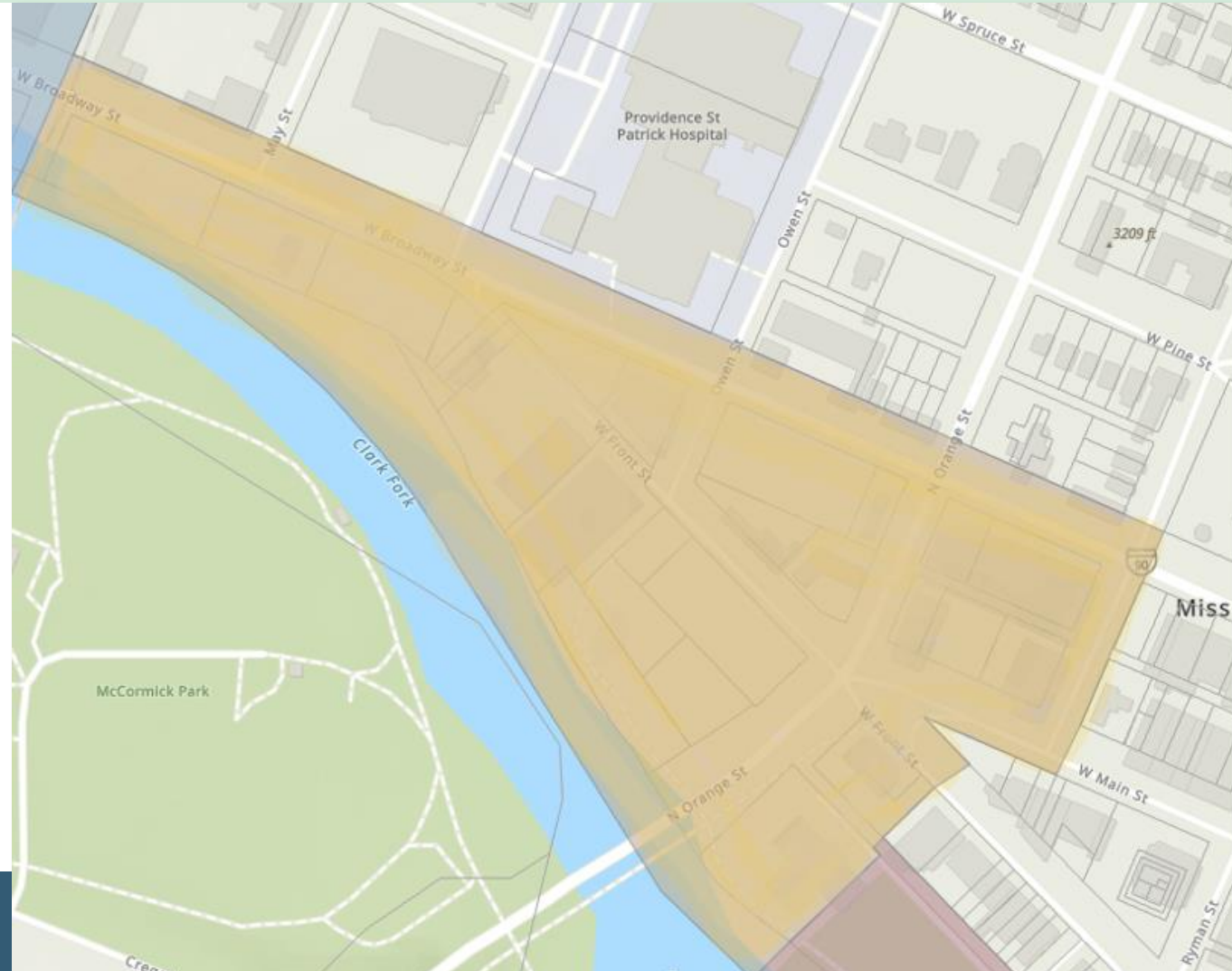


- Community Design & Livability
- Economic Health



# Riverfront Triangle Urban Renewal District (URD)

- **FY25 Estimated Carry Over:** \$1,088,363
- **Revenue:** \$490,745
- **Debt Service:** \$94,391
- **Bonded Projects:** Stockman Bank
- **Total FY26 Funds:** \$1,484,717
- **Committed Funds:** \$227,714
- **Projected FY26 Uncommitted Balance:** \$1,257,003
- **Bonding Capacity (4/10/25):** \$3.3 Million
- **Sunset Date:** June 30, 2043





# Riverfront URD Example Projects: **Committed**



**Project:** Downtown SAM: Front St., Main St., Higgins Ave, and Trail Connectivity



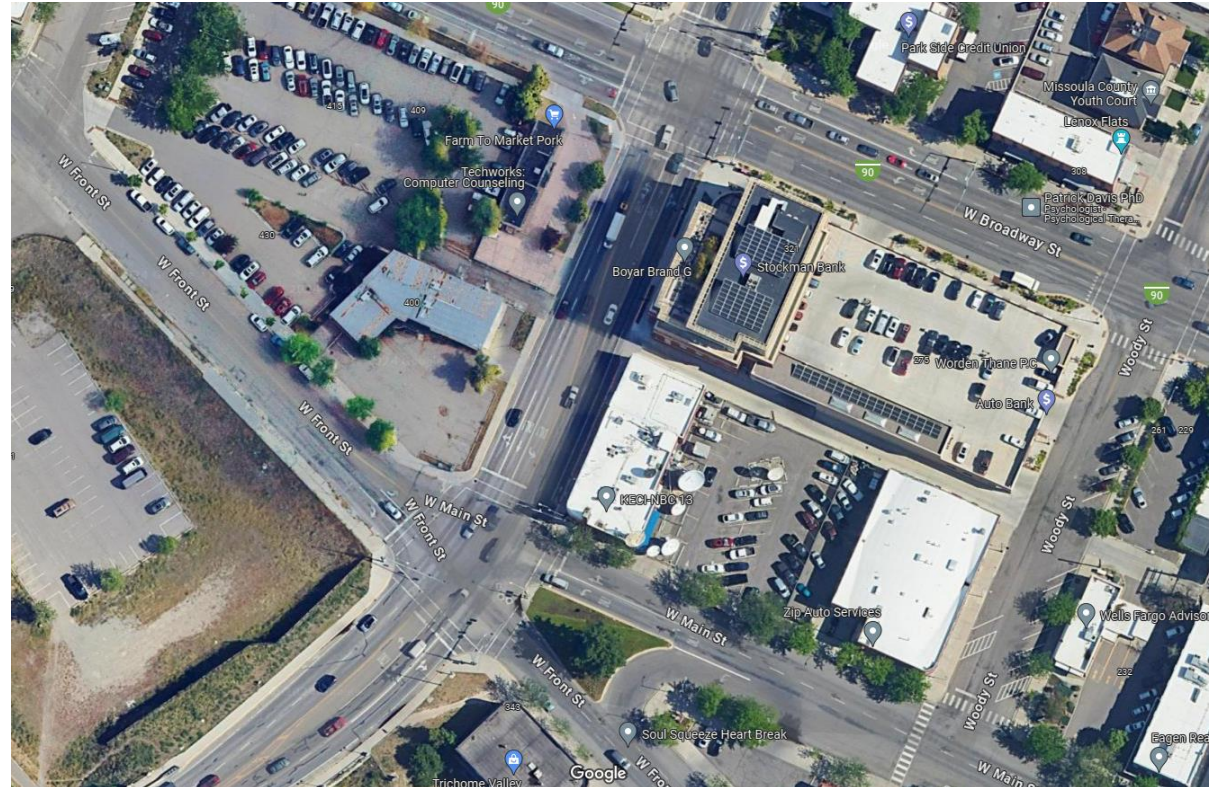
**TIF:** \$1M TIF Match for \$24.5M RAISE Grant



**Strategic Plan Goals Met:**



- Community Design & Livability
- Community Safety, Health & Well-being
- Economic Health



\*Funding would be split between three URDs – Front Street, Riverfront Triangle & Hellgate

Intersection of Orange,  
Main, and Broadway



## Riverfront Triangle URD Example Projects - Aspirational

Project	TIF	Strategic Plan Goals Met
<b>Riverfront Triangle Development</b>	TBD	<ul style="list-style-type: none"><li>• Community Development &amp; Livability</li><li>• Economic Health</li></ul>
<b>Riverfront Trail Connections</b>	TBD	<ul style="list-style-type: none"><li>• Safety &amp; Wellness</li></ul>

# North Reserve-Scott Street Urban Renewal District (URD)

- **FY25 Estimated Carry Over:** \$4,778,537
- **Revenue:** \$2,383,009
- **Debt Service:** \$1,376,088
- **Bonded Projects:** Consumer Direct/Bretz RV Water Main Extension/Scott Street Village, Scott Street Property Acquisition, Ravara Housing Project
- **Total FY26 Funds:** \$5,785,458
- **Committed Funds:** \$2,436,942
- **Projected FY26 Uncommitted Balance:** \$3,155,210
- **Bonding Capacity (4/10/25):** \$9 Million
- **Sunset Date:** June 30, 2045





# North Reserve-Scott Street URD Example Projects: Under Construction



**Project:** Ravara Redevelopment Project – infrastructure and workforce housing, 89 units



**TIF:** \$2,046,316 (FY26 remaining funding)



**Strategic Plan Goals Met:**



- Community Development & Livability
- Safety & Wellness
- Economic Health



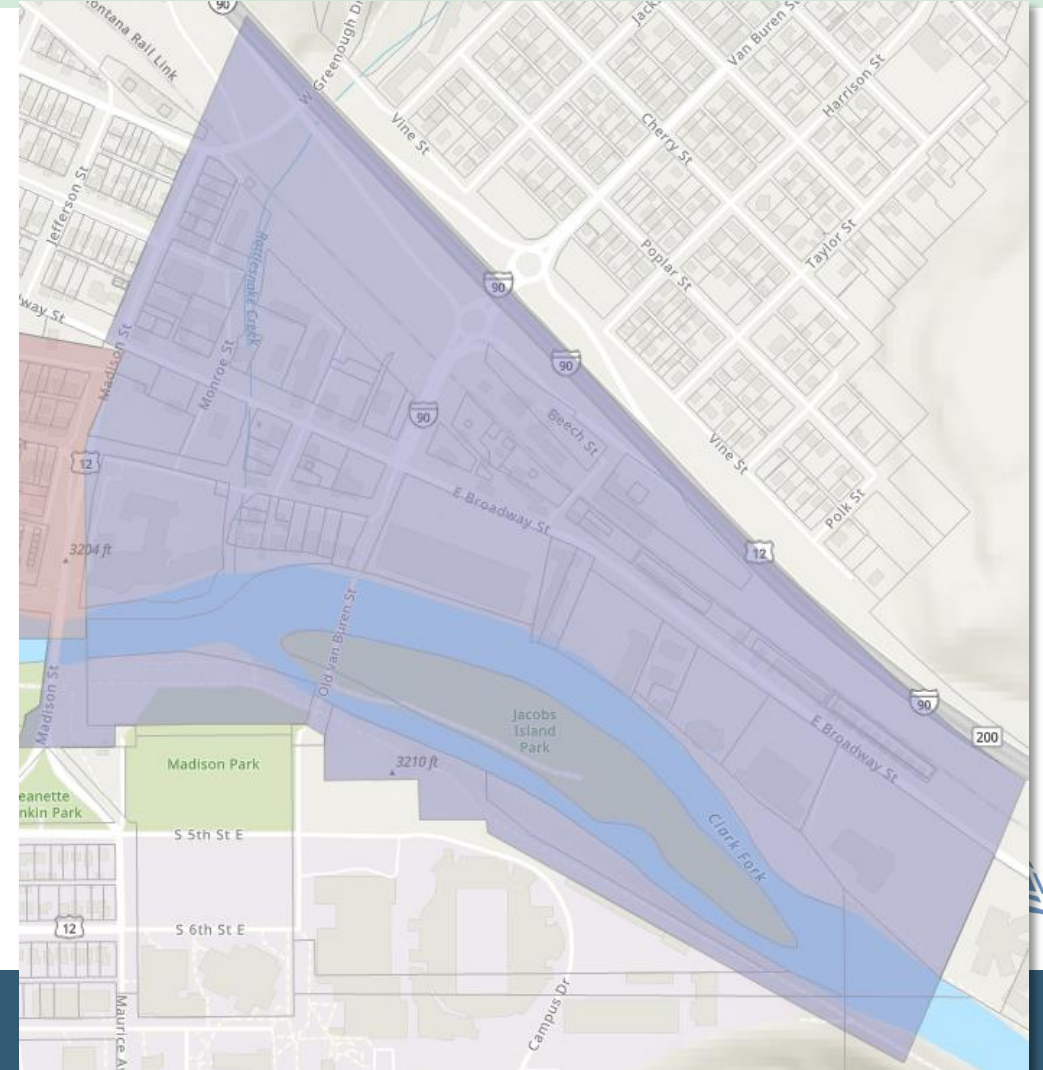






# Hellgate Urban Renewal District (URD)

- **FY25 Estimated Carry Over:** \$1,045,111
- **Revenue:** \$479,805
- **Debt Service:** None
- **Bonded Projects:** None
- **Total FY26 Funds:** \$1,524,916
- **Committed Funds:** \$1,061,014
- **Projected FY26 Uncommitted Balance:** \$463,902
- **Bonding Capacity (4/10/25):** \$4.9 Million
- **Sunset Date:** June 30, 2030



# Hellgate URD Example Projects: Committed



**Project:** Downtown SAM: Front St., Main St., Higgins Ave, and Trail Connectivity



**TIF:** \$1M TIF Match for \$24.5M RAISE Grant



**Strategic Plan Goals Met:**



- Community Design & Livability
- Community Safety, Health & Well-being
- Economic Health

\*Funding will be split between three URDs – Front Street, Riverfront Triangle & Hellgate

Intersection of Main St and Madison Ave



# Hellgate URD Example Projects: **Committed**



**Project:** Railroad Quiet Zone



**TIF:** \$190,572

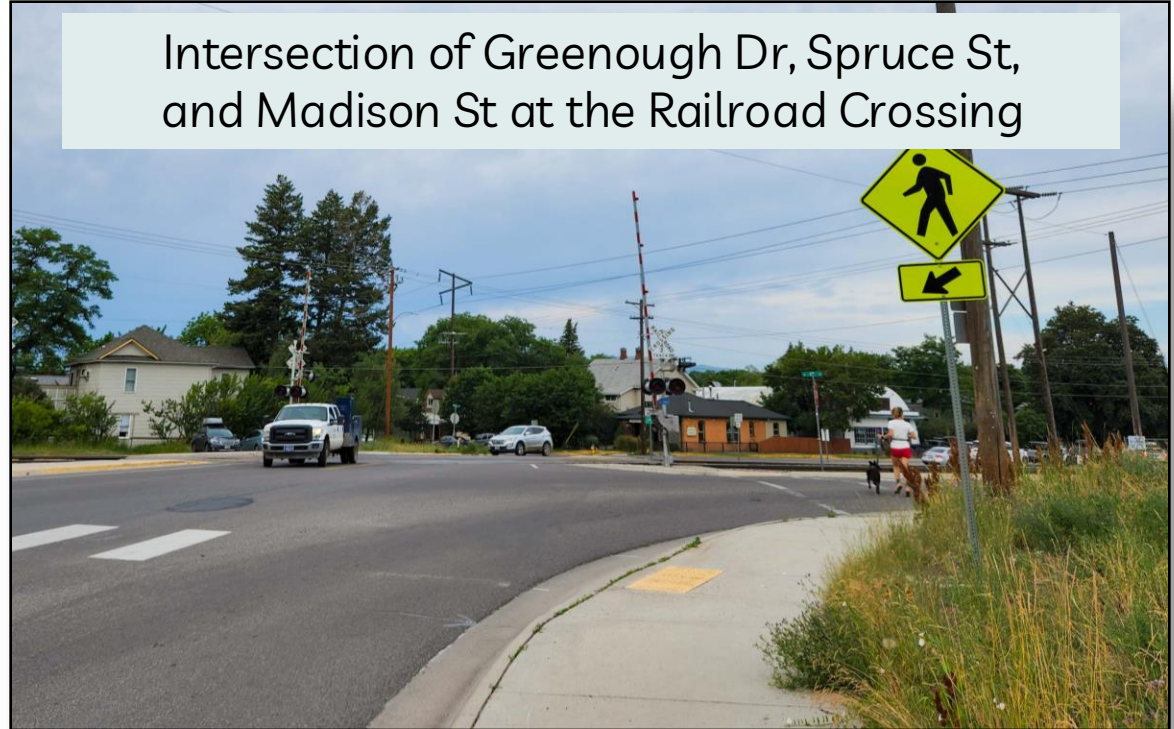


**Strategic Plan Goals Met:**



- Community Design & Livability
- Community Safety, Health & Well-being

Intersection of Greenough Dr, Spruce St,  
and Madison St at the Railroad Crossing





# Community Investment Program Requests From Other Departments:

Project	Department	Status	Cost estimate
W. Broadway River Corridor Design & Engineering URD II	Parks and Recreation	New	\$300,000
Downtown Lions Park URD II	Parks and Recreation	Carryover Not Approved	\$140,000
Broadway/Toole/California St. Roundabout Waterline URD II	Public Works & Mobility	New	\$420,000
Russell Street Pedestrian Lighting URD III	Public Works & Mobility	New	\$250,000
Downtown Safety, Access, and Mobility Hellgate URD, Front Street URD, URD II	Public Works & Mobility	Carryover MRA Board Approved	\$1,000,000
Railroad Quite Zone Hellgate URD	Public Works & Mobility	Carryover MRA Board Approved	\$190,572



**MRA  
Funded  
Housing  
since 1978**



**\$10.2 million**

TIF Funds  
spent on  
completed  
housing  
projects



**1,965**

Housing Units

Including **848** income  
qualified  
units



**\$18.1 million**

TIF Funds  
committed for  
projects planned  
or underway



**558**

Housing Units



**TOTAL:**

**2,523**

Housing Units

*Including*

An estimated **919**  
income qualified units



**\$28.3 million**

**TIF funds  
dedicated to  
housing to date**

\*Based on current estimates as of January 2025

# MRA Communications Update

## First half of 2025

- MRA staff and Board members engaged **855** community members at in person and online events.
- Hosted **3** Public Workshops or Open Houses
- **89** Articles about MRA projects in local media
- **7** Working Group Meetings

## UPCOMING OUTREACH

- Farmer's Markets: July 12, August 9
- PaddleHeads Housing Night: July 17
- City Chats in the Park: McCormick Park, September 18
- Downtown SAM Public Meeting: Fall 2025





# Thank you!

## Questions?



Visit [MRA's website](#) to see monthly financial reports.

